



Melmoth Alexandra Road
Penzance, TR18 4LZ





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Welcome to this stunning 10-bedroom end terrace house located on the prestigious Alexandra Road in Penzance. This quintessential character property boasts a range of original features, adding charm and elegance to its beautifully presented interior. Situated in an extremely sought-after location, this property not only offers a spacious living space but also provides parking for 2 vehicles, a rare find in this area. The good-sized garden is perfect for enjoying the outdoors and hosting gatherings with family and friends. Currently set up to provide an income with the main part of the house used as a holiday let, this property includes owner's accommodation to the rear elevation, making it a versatile investment opportunity. The property would work perfectly as one large residence, or for those considering a buy to let investment. The property offers a number of wonderful possibilities. Don't miss the chance to own a piece of history in Penzance, with this unique property that seamlessly blends modern comfort with traditional charm. Contact us today to arrange a viewing and step into the world of elegance and sophistication on Alexandra Road.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide price - £750,000

Location

Penzance is a large town full of history and has many amenities such as shops, restaurants, bars, public houses, schools, supermarkets and a hospital. It also has excellent transport links. The nearby coastal towns and villages of Newlyn, Mousehole and Marazion are fantastic places to visit with the latter having a gorgeous beach and the iconic St Michael's Mount.

Accommodation

Entrance hall
Three reception rooms
10 Bedrooms

6 Bathrooms
Guest and owner kitchen
Utility room

Garden

The property benefits from a front terrace facing onto Alexandra Road with beautiful mosaic tiling. To the rear elevation, there is a good size lawn garden with mature trees and bushes to the boundary. There is space for a good size timber shed.

Parking

There is off road parking for up to 3 vehicles to the rear of the property.

Services

Mains water, electricity, drainage and gas.
Freehold tenure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax

The property is exempt from Council Tax as it is currently business rated, and the owners accommodation to the rear is rated Council Tax band A.

Anti-Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

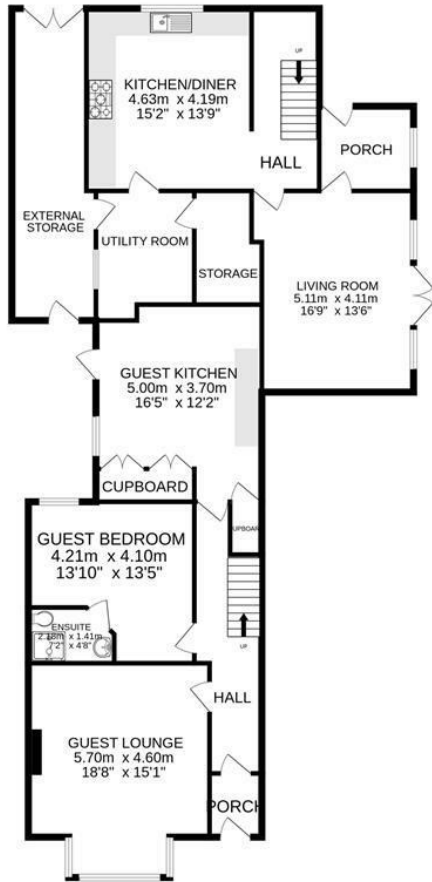
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

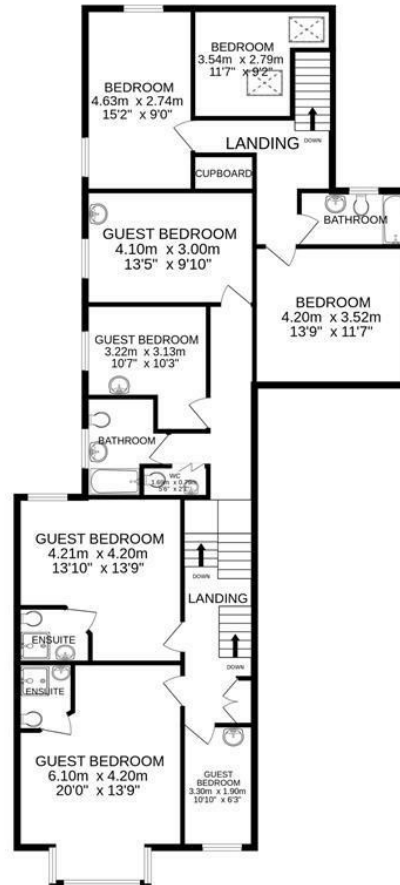
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

